



RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 6, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Mr. Supelak moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from June 8, 2023.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record. The minutes from June 8, 2023, were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Absent
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP
Planning Director





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 6, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**1. Panera Bread at 6665 Perimeter Loop Road
22-109AFDP Amended Final Development Plan**

Proposal: Exterior modifications for a drive-thru and associated site improvements for an existing restaurant on a 1.96-acre site zoned Planned Commerce District – Perimeter Center.

Location: ±615 feet southeast of the intersection of Perimeter Loop Road and Avery-Muirfield Drive.

Request: Review and approval of the Amended Final Development Plan under the provisions of Zoning Code §§153.053 and 153.055.

Applicant: Ben Siembida, MS Consultants

Planning Contact: Christopher Will, AICP, Planner II

Contact Information: 614.410.4498, cwill@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-109

MOTION 1: Mr. Schneier moved, Mr. Supelak seconded, to approve two (2) Text Modifications:

1. To add a Digital Menu Board in accordance with the following:
 - a) The sign is located on the property to which it refers;
 - b) The digital sign face is not visible from the public right-of-way;
 - c) The sign does not exceed 32 square feet in size;
 - d) The sign does not contain continuous movement, flashing, scrolling, video, or animation, except for the customer order image, which shall not exceed more than 20% of the menu board sign area;
 - e) The sign is turned off during non-operational business hours; and
 - f) Speakers are internal to the sign.
2. To modify the parking subsection: That, if deemed necessary and subject to Staff approval, modifications to parking provided may be established.

VOTE: 6 – 0.

RESULT: Two Text Modifications were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Absent
Kathy Harter	Yes



**1. Panera Bread at 6665 Perimeter Loop Road
22-109AFDP**

Amended Final Development Plan

MOTION 2: Mr. Supelak moved, Mr. Fishman seconded, to approve the Amended Final Development Plan with three (3) conditions:

- 1) The applicant resolve the awning placement while retaining the aesthetic value the awnings add to the building's character, subject to Staff approval;
- 2) The "DRIVE-THRU" text and the white circle with the number one be omitted from the drive-thru clearance bar, prior to submitting for a building permit; and
- 3) The applicant remove the digital preview menu board from the proposal to be consistent with previous approvals when submitting for a building permit.

VOTE: 3 – 3.

RESULT: The Amended Final Development Plan was disapproved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	No
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	No
Jamey Chinnock	Absent
Kathy Harter	No

STAFF CERTIFICATION

DocuSigned by:

Christopher Will

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Christopher Will, AICP, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 6, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

2. Penzone Base One at 6671 Village Parkway 22-175MSP

Master Sign Plan

Proposal: Amendments to a Master Sign Plan to permit a ground sign and a wall sign on a 3.52-acre site zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northwest of the roundabout at Village Parkway and Bridge Park Avenue.

Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code §153.066 and the Bridge Street District Sign Guidelines.

Applicant: Michael Burmeister, Meyers+Associates

Planning Contact: Taylor Mullinax, AICP, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-175

MOTION: Mr. Supelak moved, Mr. Way seconded, to approve the Master Sign Plan with the following condition:

- 1) That the applicant apply for and obtain permanent sign permits for the proposed signs.

VOTE: 6 – 0.

RESULT: The Master Sign Plan was approved by consent.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Absent
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

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Taylor Mullinax, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 6, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**3. Donatos at 6810 Perimeter Loop Road
23-056AFDP Amended Final Development Plan**

Proposal: A modification to the roof material on an existing commercial building on a 1.69-acre site zoned Planned Commerce District – Perimeter Center.
Location: Northeast of the intersection of Perimeter Loop Road with Avery-Muirfield Drive.
Request: Review and approval of the Amended Final Development Plan under the provisions of Zoning Code §153.055.
Applicant: Ben Timmons, Technique Roofing
Planning Contacts: Daniel Klein, Planning Assistant; and Christopher Will, AICP, Planner II
Contact Information: 614.410.4696, dklein@dublin.oh.us; 614.410.4498, cwill@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/23-056

MOTION: Mr. Supelak moved, Mr. Way seconded, to approve the Amended Final Development Plan without conditions.

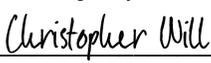
VOTE: 6 – 0.

RESULT: The Amended Final Development Plan was approved by consent.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Absent
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Christopher Will, AICP, Planner II

